

**Proposed first floor side extension, and single storey side extension
along with minor alterations
to
16 Langstone High Street, Langstone, Havant. PO9 1RY**

DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT

1 HERITAGE/ASSESSMENT OF PHYSICAL CONTEXT

16 Langstone High Street is an end of terrace cottage linked to a terrace of three, located at the end of Langstone High Street, within the Langstone Conservation area and falling inside Chichester Harbour AONB and Flood Risk Zone 3. The property is grade II listed along with the neighbouring cottages of 17 and 18, and built circa 17th Century, of timber frame origin. The property, along with the adjacent cottage, has been modified with recent extensions to the rear and side, (approx. 15 years ago). The layout allows for 4 modest sized bedrooms but with a small and cramped first floor bathroom and en-suite. The kitchen area is also relatively small for the number of bedrooms provided.

2 PRE-APPLICATION ENQUIRY

A pre-application meeting was held with Mr Townsend on 8th May 2015 at the property to discuss the first floor extension only. The discussions agreed a revision to the initial proposed design to allow for a full hip to the front elevation roofline. This revision has been applied to the current proposal and submitted in a further enquiry which included the proposal for a single storey rear extension. A response was received to this further enquiry from Mr Townsend on 23rd July 2015 advising that the revised first floor hipped roof design was now suitably recessive in appearance. The further addition of the single storey side extension was commented to occupy a relatively dead space of the site; being screened from the adjacent dwelling and therefore considered would not have a significant material impact on the listed building or the Langstone Conservation Area.

Comments were also raised on the proposed roof pitch, advising to use a minimum pitch of 35 degrees. It should be noted that a 35 degree pitch has been applied within the design to both the first floor and single storey tiled roof pitches. However, due to the footprint angle of the single storey extension, when drawn in elevation in relation to the main dwelling façade the roof pitch appears to be less than the 35 degree. This is most clearly visible in the proposed elevations to the hipped area to the southwest corner.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

The proposal is to enlarge the accommodation on ground floor and first floor levels. The ground floor is extended to the side and rear to infill the narrow, relatively dead space, to the northwest of the dwelling, increasing the size of the kitchen and adjacent reception area. The proposed first floor extension increases the size of the existing cramped bathroom and en-suite accommodation. This allows for more suitable accommodation, proportionate to the existing 4 bedroom layout.

It should be noted that the proposals only affect the recent modern extensions to the side and rear, not to the original 17th century historical cottage structure. No changes are to be made to the existing cottage structure and existing openings are therefore maintained in entirety.

First floor extension:

The proposed first floor extension extends the existing bathroom and ensuite by projecting the existing form to the side elevation above the existing ground floor, with the extended form

being supported on new timber posts. The projected first floor structure provides an external covered passageway to the side elevation up to the new kitchen doorway.

The first floor is also brought forward slightly to sit over the existing single storey entrance, with matching tile hanging along with a Juliet style window to maximise the views towards the harbour. The initially presented design for the roofline above this southern elevation was to be gabled to fully exploit the views, but following discussions during the initial pre-application enquiry it was agreed to reduce this roofline allowing for a full hip, which in turn lowered the head height of the Juliet window. This full hip was further confirmed to be a more appropriate roof form, being suitably recessive in appearance.

The form and style of the Juliet style window was agreed to be satisfactory during the initial pre-application enquiry and with a lowered head height due to the revised roofline, still allows for the enjoyment of views towards the harbour. It is understood that the window serves a bathroom and it is noted that concern may be raised by onlookers over privacy. It is proposed that internal privacy screening will be provided in the form of adjustable blinds.

Ground floor extension:

The kitchen is extended to the side, infilling the relatively dead garden space which is screened by the adjacent dwelling. The proposal retains a clear 900mm width to allow for rear access to the rear garden. The design includes a lean-to hipped pitch roof around the front and side which reverts into an open glazed rooflight to the rear, being in keeping with the existing rooflight providing natural daylight to the internal north facing interior space.

Minor Alterations:

The proposal also includes some minor alterations to the ground floor WC layout, to allow for extract fan from the cooker and relocation of the washing machine.

The existing external western wall to the lounge is currently showing signs of damp penetration internally. The wall is currently rendered in a cementitious render externally, but left as exposed stone walling internally. It is proposed to remedy this by removing the cementitious render to the external face and re-rendering in a lime based render to be painted white to match the existing. This revision will hopefully improve the current situation by allowing the wall to breath, whilst maintaining an equal appearance.

These changes are all of a fairly minor nature and are included in the application due to the listed building status.

4 MATERIALS/APPEARANCE

Plain tile hanging and plain tiles to the roof are proposed which are to match the existing structure. The supporting oak posts at ground floor level are to be left to naturally weather to a silver grey appearance. The rear rooflight is similar to the existing style with painted white timber rafters between glazing panels and lead flashed to abutments.

Brickwork is to be similar to match with the existing in appearance.

Windows within the proposals are to be painted 'white' timber, to match the design and appearance of the original cottage style casements. However, as the proposals are within the more recent additions it is proposed to use double glazed units within all of the new proposed windows. Special double glazing units such as 'Histoglass' thin double glazing units (10mm thick) are to be used to maintain timber profiling similar in style and appearance to existing windows.

5 ACCESS

No changes are made to the existing access into the dwelling although the additional door into the kitchen extension allows for alternative access. There is a partial covered access leading to this new doorway. A clear access width of approx. 900mm is provided to the rear garden.

6 CONCLUSION

Considering the Grade II listed status and location, lying within a prominent position overlooking Langstone Harbour within an AONB and Conservation Area, any proposals should be carefully considered to respect such a location and status. The advice provided from the pre-application enquiries considered the proposals would not have any significant material impact on either the listed building(s) or the Langstone Conservation Area, and therefore, from a conservation perspective, were acceptable.

It is therefore considered that the proposals do not adversely affect the character, appearance or overall setting of the Listed Building or Conservation Area and that the scheme has no adverse impact on neighbouring properties.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.